Minutes
Planning and Zoning Commission
March 5, 2015 - 10 AM
City Commission Chambers
City Hall, Sanford, Florida

Members Present
Jerry Mills, Chairman
Steve Esler, Vice Chairman
Michael Loader
Carsandra Buie
Joshua Dane, alternate

Members Absent
Lindsay Oyewale - excused
Michael Padgett - excused
Eddie Green - excused

Others Present
Eileen Hinson, Development Services Manager
Sabreena Colbert, Planner
Mary Muse, Administrative Coordinator

Mr. Mills called the meeting to order at 10 AM.

Moment of Silence

Pledge of Allegiance

Approval of Minutes

Mr. Loader moved to approve the February 19, 2015 Meeting Minutes. Ms. Buie seconded. Motion carried 5-0.

Public Hearings

PH-1 Hold a Public Hearing to consider a Conditional Use request to establish a House of Worship for the Healing House of Ministries at 1100 Sanford Avenue.
Tax Parcel Number: 25-19-30-5AG-1301-0010
Property Owners: Khemraj P. & Irene Jaikaran
Representatives: Thomas Williams Jr.–Pastor and David Sweet–DDB Sweet

Mr. Loader moved to approve the Conditional Use request for 1100 Sanford Avenue with conditions as recommended by the Development Review Team. Mr. Esler seconded. Motion carried 5-0.

PH-2 Hold a Public Hearing to consider a Conditional Use request for Urban Infill Redevelopment to establish a craft brewery with a tasting room and outdoor beer garden in an SC-3, Special Commercial zoning district at 300 E. 2nd Street.
Tax Parcel Number: 25-19-30-5AG-0301-0090
Property Owner: 2nd Street Station, LLC
Representatives: Dylan Bashore and Robert Turner–Inner Compass Brewing Company, LLC

Mr. Loader moved to approve the Conditional Use request for 300 East 2nd Street subject to a Development Order with the conditions as recommended by the Development Review Team. Mr. Dane seconded. Motion carried 4-1, Mr. Esler against.

PH-3 Hold a Public Hearing to consider a Conditional Use request for Urban Infill Redevelopment to establish a craft brewery with a tasting room and sidewalk cafe in an SC-3, Special Commercial zoning district at 400 Sanford Avenue.
Tax Parcel Number: 25-19-30-5AG-0601-0010
Property Owner: Romulus Holdings, LLC
Representatives: Christopher Esser–Sanford Brewing Company and Alan Jackson

Mr. Loader moved to approve the Conditional Use request for 400 Sanford Avenue subject to a Development Order with the conditions as recommended by the Development Review Team. Ms. Buie seconded. Motion carried 5-0.

PH-4 Hold a Public Hearing to consider a Conditional Use request to establish a Residential Care Facility at 753 Pine Way.
Tax Parcel Numbers: 17-20-31-5AZ-0000-002A and 17-20-31-5AZ-0000-0020
Property Owner: Palmland Development Group, LLC
Representatives: Tuan Huynh, P.E.–Regional Consulting Engineers, LLC and Troy Nguyen-owner

Christina Rogers was present to speak. She stated she has a working farm near this property and is concerned for the safety of the facility's clients if they were to wander off the property onto hers. She suggested requiring the facility to install a security fence.

Mr. Esler moved to approve the Conditional Use request to establish a Residential Care Facility at 753 Pine Way subject to a Development Order with the conditions as recommended by the Development Review Team. Motion failed due to a lack of a second.

Ms. Buie moved to approve the Conditional Use request to establish a Residential Care Facility at 753 Pine Way subject to a Development Order with the conditions as recommended by the Development Review Team with the additional requirement that a fence be installed around the facility with a decorative fence along the front. Mr. Loader seconded. After discussion regarding type and height of fence, Ms. Buie amended her motion to require a minimum four foot high fence, of chain link or better, to be installed around the entire facility with a decorative fence and gate required along the Pine Way frontage. Mr. Loader seconded the amended motion. Amended motion carried 4-1, Mr. Esler against.

Staff Reports

Staff asked the board if they had any feedback on the proposed Architecture Design Standards. The board stated they needed additional time to review.

Ms. Nix informed the board they cannot make a motion on the standards until a public hearing is conducted.

Citizen Participation

A Palm Way resident came forward to address the roadway condition. Ms. Hinson informed the resident Palm Way was a Seminole County maintained road and he would need to speak to them about the roadway condition.

Commissioners Reports

Mr. Mills requested staff to verify what a board member needs to do if they did not attend the mandatory Ethics training class.

Mr. Esler asked for a status on the All Pro Trailers site that was discussed at the last meeting.

City Attorney Reports

Ms. Nix stated the City Attorney's office highly recommends development orders/denial development orders be submitted with the agenda packets.

Adjournment

There being no further business, the meeting adjourned at 11:26 AM.

Jerry W. Mills, Sr., Chairman